

IN RE: PETITION FOR VARIANCE

W/S of Kenwood Avenue,
54' N of East Avenue
14th Election District
6th Councilmanic District
(5307 Kenwood Avenue)

Kenneth G. Mayr, Jr.
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 02-405-SPH

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Hearing filed by the legal owner of the subject property, Kenneth G. Mayr, Jr. The special hearing request involves property located at 5307 Kenwood Avenue. The Petitioner is requesting permission to restore his antique vehicles as a hobby within his residential garage.

Appearing at the hearing on behalf of the special hearing request was Ken Mayr, owner of the property. Appearing at the hearing as interested citizens in the matter were Albert D'Agostino, JoAnn Wingate and Bernard Janishefski.

Testimony and evidence indicated that the property, which is the subject of this special hearing request, consists of 0.25 acres, more or less, zoned D.R.5.5. The subject property is located on the west side of Kenwood Avenue at its intersection with East Avenue in the Overlea area of Baltimore County. The property is improved with an existing single-family dwelling and a detached garage. Mr. Mayr testified that he resides within this dwelling with his wife and children. He moved into the property approximately 6 years ago. The Petitioner is employed by Verizon as a central office technician. However, as a hobby, Mr. Mayr works on and restores classic and antique automobiles. These automobiles are his own personal vehicles, as he does not restore or work on other people's vehicles on his property. At the present time, Mr. Mayr has a 1967 Pontiac GTO, a 1971 Plymouth Barracuda and a 1967 Pontiac Firebird. All of the

ORDER RECEIVED FOR FILING

Date

5/30/02

By

R. J. J. J.

vehicles in question are stored completely within the residential garage situated to the rear of his dwelling. Mr. Mayr testified that he performs routine maintenance to these vehicles, does small body repair work, as well as mechanical work in order to prepare these vehicles to be driven on the highway. He testified that he does not paint any vehicles on his property.

Mr. Mayr testified that he tries to be considerate of his neighbors during times at which he works on his vehicles. He keeps the garage door closed when he is using power tools in order to lessen the noise that might affect his neighbors. Mr. Mayr indicated that he has been pursuing this hobby on his property for the past 6 years without complaint. However, recently a complaint was lodged with the Code Enforcement Section of Permits & Development Management, which caused the Petitioner to file this special hearing request.

As stated previously, several neighbors attended the hearing out of concern for Mr. Mayr's use of the property. Ms. JoAnn Wingate indicated that she has resided in this community for the entire length of time that Mr. Mayr has owned his property. She stated that he is a good neighbor and she has had no problems with him. However, she is concerned that the repair of automobiles would extend beyond Mr. Mayr's personal vehicles. She opposes the operation of a full-blown service garage on this property. She indicated that she would not oppose Mr. Mayr in keeping, maintaining and working on his own personal vehicles within his garage. This, she feels, can be done without disturbing the surrounding neighbors. She and the other neighbors in attendance were not opposed to Mr. Mayr's hobby so long as it remained a hobby and not a business. They, therefore, asked that appropriate conditions and restrictions be imposed upon this property owner to ensure that the repairing of automobiles occurs within the garage and only on vehicles owned by Mr. Mayr.

ORDER RECEIVED FOR FILING
Date 5/30/02
By R. J. Jones

After considering the testimony and evidence offered at the hearing, I find that the special hearing to allow Mr. Mayr to continue his hobby of restoring antique vehicles should be permitted. However, this special hearing can only be approved with appropriate conditions and restrictions being imposed upon this Petitioner so as to minimize the effects that this hobby will have on the surrounding neighbors.

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and for the reasons given above, I find that the special hearing relief shall be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 30th day of May, 2002, that the Petitioner's Request for Special Hearing from Section 500.7 of the Baltimore County Zoning Regulations, to approve the restoration of personal use antique vehicles as a hobby on the subject property, be and is hereby GRANTED, subject to the following conditions and restrictions:

1. The Petitioner shall be permitted to restore and perform service work only on vehicles titled and belonging to him. The Petitioner shall be strictly prohibited from working on anyone else's vehicle on the subject property.
2. All service and maintenance work performed on any of the Petitioner's vehicles must occur within the garage building itself.
3. During such times as power equipment and power tools are being used in the restoration process, the garage door must be closed so as to minimize the impact of the noise of these powers tools on the surrounding residents. Any service work that does not generate noise shall be permitted to occur with the garage door open.
4. There shall be no outside storage of any inoperable or junk vehicles or any automobile parts on the subject property. In addition, all equipment used to work on vehicles in furtherance of the Petitioner's hobby shall be stored inside the subject garage.
5. Vehicles shall not be stored on the property so as to impede the flow of traffic to other citizens who utilize the common driveway.
6. The use of power tools and equipment and the noise generated therefrom shall not be disturbing to the surrounding neighbors. In addition, the Petitioner shall be prohibited from operating any loud vehicle either inside or outside the garage in a fashion that is disturbing to

ORDER RECEIVED FOR FILING

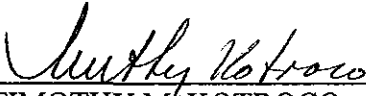
Date 5/30/02

By R. J. [Signature]

adjacent property owners. It is entirely possible for this Petitioner to pursue his hobby within this residential garage in a reasonable fashion so as to be considerate and courteous to those neighbors residing around him. In the event the Petitioner employs common sense and is reasonable in his use of the property, then this hobby should be permitted to continue at this location. However, in the event the Petitioner's use of the property in furtherance of his hobby annoys, or disturbs his neighbors on a continuing basis, then the special hearing granted herein may be rescinded.

7. The special hearing granted herein is limited to Mr. Kenneth G. Mayr, Jr. It shall not be transferable to any future purchaser of this subject property. In the event Mr. Mayr sells the subject property, then the special hearing granted herein shall be rescinded.

IT IS FURTHER ORDERED, that any appeal of this decision must be made within thirty (30) days of the date of this Order.



TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECEIVED FOR FILING
Date 5/30/02
By H. J. Jernigan



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

May 30, 2002

Mr. Kenneth G. Mayr, Jr.
5307 Kenwood Avenue
Baltimore, Maryland 21206

Re: Petition for Special Hearing
Case No. 02-405-SPH
Property: 5307 Kenwood Avenue

Dear Mr. Mayr:

Enclosed please find the decision rendered in the above-captioned case. The petition for special hearing has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: Alfred D'Agostino
5309 Kenwood Ave
Baltimore MD 21206

JoAnn Wingate
5301 East Ave
Baltimore MD 21206

Bernard Janishefski
5310 East Avenue
Baltimore, MD 21206

Come visit the County's Website at www.co.ba.md.us



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Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 5307 Kenwood Ave

which is presently zoned Dr 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve THE RESTORATION OF PERSONAL USE ANTIQUE VEHICLES AS A HOBBY USE TO BE PERMITTED IN THE RESIDENTIAL GARAGE.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

State

Zip Code

Legal Owner(s):

Kenneth G. Mayr Jr.

Name - Type or Print

Kenneth G. Mayr Jr.

Signature

Name - Type or Print

Signature

5307 Kenwood Ave 410-663-0673

Address

Telephone No

BALTIMORE

MD

21206

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1/2 HR

UNAVAILABLE FOR HEARING

Reviewed By JL

Date 3/22/02

Case No. 02 405 SPH

RECEIVED FOR FILING
5/30/02
200 9/15/98

ZONING DESCRIPTION

This is a zoning description for 5307 Kenwood Ave in Baltimore county in zipcode 21206. Beginning at the point on the West side of Kenwood ave which is 48+feet wide at the distance of 54 feet ^{NORTH} ~~8000 ft~~ ^{1/2 mi} of the centerline of the nearest improved intersecting street East Ave. East Ave is 36 feet wide. Being Lot #31 section C in the subdivision of CLIFFWOOD as recorded in the Baltimore county PLAT BOOK #8, FOLIO #20 containing .25 acres. Also known as 5307 Kenwood Ave and located in the 14 Election District, 6 Councilman district.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. **06722**

A05 JLL

DATE 3/22/02 ACCOUNT 01 006 6150
AMOUNT \$ 50.00

RECEIVED FROM: _____

FOR: RES. SPH.

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS	ACTUAL	TIME
3/22/2002	3/22/2002	09:48:58
REG WSO4	WALKIN	DUCL DND DRAMER 2
>> RECEIPT # 178359 3/22/2002 OFLN		
Dept	5	528 ZONING VERIFICATION
CR NO.	006722	
Receipt Tot	\$50.00	
50.00 CK	.00 CA	
Baltimore County, Maryland		

CASHIER'S VALIDATION

**NOTICE OF ZONING
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case #02-405-SPH
5307 Kenwood Avenue
W/S of Kenwood Avenue,
54' N of East Avenue
14th Election District
6th Councilmanic District
Legal Owner(s): Kenneth G.
Mayr, Jr.

Special Hearing: to approve the restoration of personal use antique vehicles as a hobby use to be permitted in the residential garage.

Hearing: Thursday, May 23, 2002 at 11:00 a.m. in Room 106, Baltimore County Office Building, 111 W. Chesapeake Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

5/132 May 9 C536998

CERTIFICATE OF PUBLICATION

5/9/, 2002

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 5/9/, 2002

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News



LEGAL ADVERTISING

[illegible]

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 02 405 SPH
Petitioner: Kenneth G. Mayr Jr.
Address or Location: 5307 Kenwood Ave

PLEASE FORWARD ADVERTISING BILL TO:

Name: Ken Mayr Jr.
Address: 5307 Kenwood Ave
Baltimore MD 21206
Telephone Number: 410-663-0673

Revised 2/20/98 - SCJ

APP HAS
POSTER WST

TO: PATUXENT PUBLISHING COMPANY
Thursday, May 9, 2002 Issue – Jeffersonian

Please forward billing to:

Ken Mayr Jr
5307 Kenwood Avenue
Baltimore MD 21206

410-663-0673

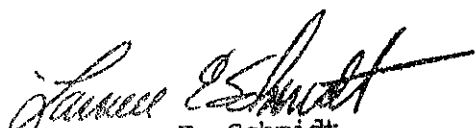
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CASE NUMBER: 02-405-SPH
5307 Kenwood Avenue
W/S of Kenwood Avenue, 54' N of East Avenue
14th Election District – 6th Councilmanic District
Legal Owner: Kenneth G Mayr Jr

Special Hearing to approve the restoration of personal use antique vehicles as a hobby use to be permitted in the residential garage.

HEARING: Thursday, May 23, 2002 at 11:00 a.m. in Room 106, Baltimore County Office Building, 111 W Chesapeake Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT G DZ
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

April 11, 2002

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-405-SPH
5307 Kenwood Avenue
W/S of Kenwood Avenue, 54' N of East Avenue
14th Election District – 6th Councilmanic District
Legal Owner: Kenneth G Mayr Jr

Special Hearing to approve the restoration of personal use antique vehicles as a hobby use to be permitted in the residential garage.

HEARING: Thursday, May 23, 2002 at 11:00 a.m. in Room 106, Baltimore County Office Building, 111 W Chesapeake Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon 652
Director

C: Kenneth G Mayr Jr, 5307 Kenwood Avenue, Baltimore 21206

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, MAY 8, 2002.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

May 17, 2002

Kenneth G. Mayr, Jr.
5307 Kenwood Avenue
Baltimore, MD 21206

Dear Mr. Mayr:

RE: Case Number:02-405-SPH, 5307 Kenwood Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on 3/22/02.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", written over a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:rjc

Enclosures

c: People's Counsel

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Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

April 12, 2002

ATTENTION: George Zahner

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF April 8, 2002

Item No.: See Below

Dear Mr. Zahner:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:
401, 402, 404-417, 419-425

405

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File
COUNTY REVIEW GROUP MEETING{PRIVATE }

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

DATE: April 15, 2002

TO: W. Carl Richards, Jr.
Zoning Review Supervisor

FROM: Rick Wisnom, Chief
Division of Code Inspections & Enforcement

SUBJECT: Item No. : 405
Case No.: 02-405-SPH
Legal Owner/Petitioner: Kenneth G. Mayr, Jr.

Property Address: 5307 Kenwood Avenue

Location Description: W/Side of Kenwood Avenue, 54 feet north of East Avenue

VIOLATION INFORMATION: **Case No.: 01-1896**

Please be advised that the aforementioned petition is the subject of an active violation case. **When the petition is scheduled for a public hearing, please notify the following person(s) regarding the hearing date:**

Lisa Franklin **6503 ½ Old Harford Road, Balt., MD 21214**

Alfred Agostino **5307 Kenwood Avenue, Balt., MD 21206**

In addition, please find attached a duplicate copy of the following pertinent documents relative to the violation case, for review by the Zoning Commissioner's Office:

Complaint Intake Form/Code Enforcement Officer's report and notes
Correction Notice
Citation
Company Flyer
Photos

After the public hearing is held, please send a copy of the Zoning Commissioner's order to Helene Kehring in Room 113 in order that the appropriate action may be taken relative to the violation case.

RSW/lrs

c: Code Enforcement Officer Jeffrey Radcliffe

5/23

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: April 17, 2002

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: 5307 Kenwood Avenue

APR 16

INFORMATION:

Item Number: 02-405

Petitioner: Kenneth G. Mayr, Jr.

Zoning: DR 5.5

Requested Action: Special Hearing

SUMMARY OF RECOMMENDATIONS:

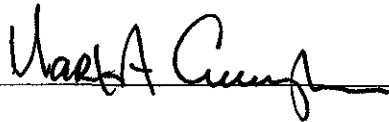
The subject request is for a Special Hearing to determine if the restoration of antique automobiles as a hobby is permitted in the garage of a residentially zoned dwelling.

The Office of Planning is concerned with the proposed use due to the potential use of welding apparatuses, paints, noises, fumes, and other subsequent effects involved in craft of automobile restoration. This office is equally concerned with the potential for a hobby escalating into a commercial venture involving the repair and/or sale of used motor vehicles. Said use would not be permitted in a residential zone.

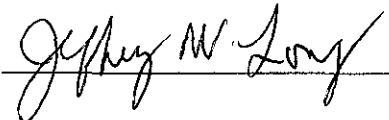
It should be noted that a correction notice (01-1896) was issued on the subject property for the operation of a service garage in a residential zone.

Considering the aforementioned, this office has determined that the subject use would be incompatible with the established residential neighborhood and as such recommends that the request be **DENIED**.

Prepared by:



Section Chief:
AFK/LL:MAC:



RE: PETITION FOR SPECIAL HEARING
5307 Kenwood Avenue, W/S Kenwood Ave,
54' N of East Ave
14th Election District, 6th Councilmanic

Legal Owner: Kenneth G. Mayr, Jr.
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 02-405-SPH

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. **All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.**



PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 17th day of April, 2002 a copy of the foregoing Entry of Appearance was mailed to Kenneth G. Mayr, Jr., 5307 Kenwood Avenue, Baltimore, MD 21206, Petitioner.



PETER MAX ZIMMERMAN

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

DATE: April 15, 2002

TO: W. Carl Richards, Jr.
Zoning Review Supervisor

FROM: Rick Wisnom, Chief
Division of Code Inspections & Enforcement

SUBJECT: Item No. : 405
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Citation
Company Flyer
Photos

After the public hearing is held, please send a copy of the Zoning Commissioner's order to Helene Kehring in Room 113 in order that the appropriate action may be taken relative to the violation case.

RSW/lrs

c: Code Enforcement Officer Jeffrey Radcliffe

C O D E E N F O R C E M E N T R E P O R T

NOF

DATE: 4/24/01 INTAKE BY: AP CASE #: 01-1896 INSPEC: 4

COMPLAINT LOCATION: 5307 Kenwood Ave

ZIP CODE: 21206 DIST: 410

COMPLAINANT NAME: Lisa Franklin PHONE #: (H) 254-2789 (W)

ADDRESS: 6503 1/2 Old Harford Rd ZIP CODE: 21214

PROBLEM: service garage in big 2 car garage
cars for sale cars for sale all the time in the front
yard

IS THIS A RENTAL UNIT? YES ☐ NO ☐
 IF YES, IS THIS SECTION 8? YES ☐ NO ☐

OWNER/TENANT INFORMATION:

TAX ACCOUNT #: 1423056510 ZONING:

INSPECTION:

REINSPECTION:

REINSPECTION:

REINSPECTION:

Dear Sir (MR. TAYLOR) 01-1179
5307 Kenwood Ave

REC'D APR 23, 2001

APR 25 2001

DEPT. OF PUBLIC WORKS

4/25/01
JT
8

I am writing in regards to the constant everyday flow of the many different automobiles that are being towed in and are being hauled in on roll back trucks that are being repaired & worked on.

There is much banging & hammering grinding and spray painting everywhere the roar of engines and squealing of wheels on and in front of the property is of every day. The owner works 11 P.M. - 7 A.M. at his regular job during the week 5 days. They work on the autos from around 3 P.M. till 10:15 P.M. during the week days. Then on weekends all day. This past Sat Apr 23, 2001 they worked until 11:30 P.M. This is much a disturbance to the residential property owners. We have put up with this for a long time since he has moved in, and it has progressed greatly.

They sell cars, they have cars covered up cars with no plates old cars trucks. at one time they ~~had~~ had 4 pink cars outside for about 3 ~~week~~ weeks before he got to work on them. Sat Apr 23, 2001 they there were cars and truck in there all day in and out. they stopped the traffic on Kenwood Ave several times. The place looked like a real body and fender shop. they were working on cars and trucks. There must have been about 15 to 30 cars in and out all day

If his ~~business~~ business is so good, let him take it to a commercial site. So we do not have to put up with it. Feb 3, 2001, 7:30 PM he had a fire and the fire truck were there, lucky no one got hurt I thought the fire company would have done something they could see what was going on.

Then ^{man} who owns the property is a smooth talker and a good businessman. He is well liked by the people he deals with and does work for. As I mentioned to you on the phone we don't want to give our names in fear something would happen to our home. When you rock someones boat they don't like it sometimes even though they are at wrong and they want to get even. But this cannot continue like this, it is getting ~~worse~~ worse. ~~they even take up~~ they even park illegal on the side of the road.

If you go out tell the owner you have a old 670. or some other car you want to have repaired. he will take care of you. Tell him you heard he repair repairs cars. The owner name is Ken.

5307 KENWOOD AVE OF LILLIAN HOT DRIVE

OVER →

Apr 23, 2001

They started working in the garage around 9:30 A.M. yesterday morning you could hear the loud grinding & banging even with the garage door close. They worked from 9:30 A.M. Apr 23, 2001 until 10:30 P.M. I waited till today to send this letter, I just want to see how long they worked last nite.

Enclosed is a copy of a flyer the owner gave me last year ~~summer~~ summer. Please do not show it to him he gave it to me. On the side, I don't know if his ~~part~~ the other guy still works for him (Dennis) ~~On the~~ The owner owns a new blue Dodge Pickup truck on the ~~side~~ side window there is some ~~kind~~ kind of lettering.

THANK YOU

It's is 9:45 A.M. Apr 24, 2001 someone is in the ~~garage~~ ~~garage~~ ~~garage~~ garage working already.



Baltimore County
Department of Permits and
Development Management

Code Inspections & Enforcement
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

Code Enforcement: 410-887-3351
Building Inspection: 410-887-3953

Plumbing Inspection: 410-887-3620
Electrical Inspection: 410-887-3960

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE

Citation/Case No. 01-1896	Property No. 1423056510	Zoning:
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Name(s): KENNETH MAYR JR

Address: 5307 KENWOOD AVE BALT MD 21206

Violation Location: 5307 KENWOOD AVE

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

BLZR 101 102.1 1301.1A

CEASE OPERATION OF A SERVICE GARAGE
IN A RESIDENTIAL ZONE

MAILED

YOU ARE HEREBY ORDERED TO CORRECT THESE VIOLATION(S) ON OR BEFORE:

On or Before: 6-12-01	Date Issued: 5-10-01
--------------------------	-------------------------

FAILURE TO COMPLY WITH THE DEADLINE STATED IS A MISDEMEANOR. A CONVICTION FOR EACH VIOLATION SUBJECTS YOU TO POTENTIAL FINES OF \$200, \$500, OR \$1000 PER DAY, PER VIOLATION, DEPENDING ON VIOLATION, OR 90 DAYS IN JAIL, OR BOTH.

Print Name: CHRISTINA FRANK

INSPECTOR: Christina Frank

STOP WORK NOTICE

PURSUANT TO INSPECTION OF THE FOREGOING VIOLATIONS, YOU SHALL CEASE ALL WORK UNTIL THE VIOLATIONS ARE CORRECTED AND/OR PROPER PERMITS OBTAINED. WORK CAN RESUME WITH THE APPROVAL OF THE DIVISION OF CODE INSPECTIONS AND ENFORCEMENT. THESE CONDITIONS MUST BE CORRECTED NOT LATER THAN:

Not Later Than:	Date Issued:
-----------------	--------------



Baltimore County
Department of Permits and
Development Management

Code Inspections & Enforcement
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

Code Enforcement: 410-887-3351
Building Inspection: 410-887-3953

Plumbing Inspection: 410-887-3620
Electrical Inspection: 410-887-3960

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE

Citation/Case No. 01-1896	Property No. 14-23-056510	Zoning DR-5.5
Name(s):	KENNETH E. MAYR, JR	
Address:	5307 KENWOOD AVE. BALTO. MD. 21206	
Violation Location:	5307 KENWOOD AVE.	

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

- 101, 102.1, 1801.1A; 415A.1.A - BCZR**
- #1) RELOCATE RECREATIONAL VEHICLE (RED TRAILER) TO CONFORM WITH SECTION 415A.1A (ENCLOSED).**
- #2) CEASE CAR SALES FROM THE PROPERTY.**
- #3) MOTOR VEHICLES UNDER CAR COVERS MUST BE OPERABLE & PROPERLY LICENSED.**

YOU ARE HEREBY ORDERED TO CORRECT THESE VIOLATION(S) ON OR BEFORE:

On or Before: 10-15-01	Date Issued: 10-4-01
----------------------------------	--------------------------------

FAILURE TO COMPLY WITH THE DEADLINE STATED IS A MISDEMEANOR. A CONVICTION FOR EACH VIOLATION SUBJECTS YOU TO POTENTIAL FINES OF \$200, \$500, OR \$1000 PER DAY, PER VIOLATION, DEPENDING ON VIOLATION, OR 90 DAYS IN JAIL, OR BOTH.

Print Name
JAMES H. Thompson

INSPECTOR:

STOP WORK NOTICE

PURSUANT TO INSPECTION OF THE FOREGOING VIOLATIONS, YOU SHALL CEASE ALL WORK UNTIL THE VIOLATIONS ARE CORRECTED AND/OR PROPER PERMITS OBTAINED. WORK CAN RESUME WITH THE APPROVAL OF THE DIVISION OF CODE INSPECTIONS AND ENFORCEMENT. THESE CONDITIONS MUST BE CORRECTED NOT LATER THAN:

Not Later Than:	Date Issued:
-----------------	--------------

INSPECTOR:



Baltimore County
Department of Permits and
Development Management

Code Inspections and Enforcement
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

Code Enforcement: 410-887-3351
Building Inspection: 410-887-3953

Plumbing Inspection: 410-887-3620
Electrical Inspection: 410-887-3960

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CITATION
SERVE ON RESIDENT AGENT, CORPORATE OFFICER, OWNER, TENANT, AS APPLICABLE

Citation/Case No. 01-1896	Property No. 1423056510	Zoning: DR.5.5
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Name(s): **Kenneth G. Mayr Jr.**

Address: **5307 Kenwood Ave. BA No. 21206**

Violation Location: **5307 Kenwood Ave. BA No. 21206**

Violation Dates: **5-10-01 to 6/13/01 + 2/20/02 to 4/11/02**

BALTIMORE COUNTY FORMALLY CHARGES THAT THE ABOVE-NAMED PERSON(S) DID
UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS OR REGULATIONS:

BCZR 101, 102.1, 1301.1A
**- Failure to Cease operation of
A service garage in A Residential
zone.**

Pursuant to Section 1-8, Baltimore County Code, a civil penalty
has been assessed, as a result of the violation cited herein, in
the amount indicated:

\$ **10,200.00**

A quasi-judicial hearing has been pre-scheduled in Room 116,
111 West Chesapeake Avenue, Towson, Maryland, for:

Date: **4/11/02**

Time: **9 AM**

Citation must be served by:

Date: **3/8/02**

I do solemnly declare and affirm, under the penalty of perjury, that the contents stated above are true
and correct to the best of my knowledge, information, and belief.

Print Name: **JEFF RADCLIFFE**

Date: **2/21/02**
Inspector's Signature: **Jeff Radcliffe**

SEE REVERSE SIDE FOR ADDITIONAL DETAILS AND INFORMATION

NOTICE OF INTENTION TO DEFEND

Print Name: _____ Citation/Case No.: _____

Address: _____

Date: _____ Defendant's Signature: _____

AGENCY





PHOTOGRAPHIC RECORD

Citation/Case No.: 01-1596 5307 Kennwood Ave
Date of Photographs: 10-17-01 11 AM



I HEREBY CERTIFY that I took the 1 (number of photos) photographs set out above, and that these photographs fairly and accurately depict the condition of the property that is the subject of the above-referenced citation/case number on the date set out above.

[Signature]
Enforcement Officer

To whom it may concern:

The residents at 5307 Kenwood Avenue are fine with me to collect antique cars and store them in their garage. We have never had a problem with noise early in the morning, late at night or strange people coming and going from their house/driveway. All of their car collecting materials have been contained in the garage. Feel free to contact me at 5309 A Kenwood Avenue Baltimore, Maryland 21206.

Sincerely,

A handwritten signature in cursive script that reads "Dina Sherinsky". The signature is written in dark ink and is positioned above the printed name.

Dina Sherinsky

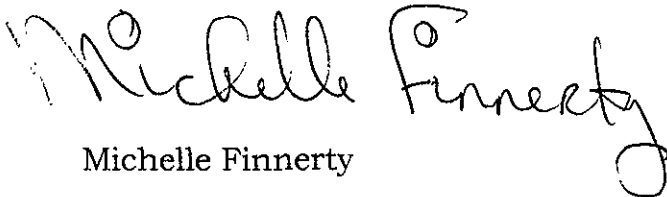
March 24, 2002

To Whom It May Concern:

I currently live at 5308 Kenwood Avenue directly across the street from Kenneth Mayr. I do not mind him working and/or making repairs on his vehicles on his property and I do not have any problem with him collecting antique cars on his property. I have resided at my address for three years and have had no problems with any disturbances or noise from Mr. Mayr's residence.

If you have any further questions, please feel free to contact me at 410-668-9313.

Thank you,

A handwritten signature in cursive script that reads "Michelle Finnerty". The signature is written in dark ink and is positioned above the printed name.

Michelle Finnerty

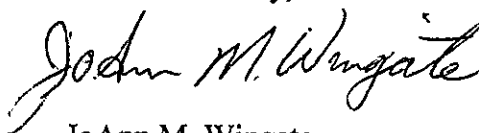
March 24, 2002

To Whom it may Concern, at Zoning Board

My name is JoAnn Wingate, I live at 5312 East Ave., in the Overlea section of Baltimore County. I understand that there has been a complaint against Kenneth Mayr who resides at 5307 Kenwood Ave. (These two streets run parallel separated only by a center strip for about 8 houses). I am aware that Kenneth owns a show vehicle, and does his own work on it in his garage, and on occasion does work on his or his wife's car.

He has never woken me or kept me awake, (unlike other neighbors). One of the reasons Mr. Mahr purchased the property was because of the garage, so he could do his own work. I see no reason at all why this man should be fined, and have no objections to his present use of his garage.

Sincerely,

A handwritten signature in cursive script that reads "JoAnn M. Wingate". The signature is fluid and elegant, with the first letters of the first and last names being capitalized and prominent.

JoAnn M. Wingate

29 March 2002

To the Zoning Board:

I am writing this letter to you on behalf of my neighbor, Kenneth Mayr. We understand the situation that is taking place and would like to inform you of our opinions. We know that Mr. Mayr works on his own cars in his garage. We seldom hear him. As long as he does this in his garage, we really have no problem with this. Your consideration in this matter is greatly appreciated.

Sincerely,

A handwritten signature in cursive script that reads "David G. Markowski".

David G. Markowski

A handwritten signature in cursive script that reads "Phyllis A. Markowski".

Phyllis A. Markowski
5305 Kenwood Avenue
Baltimore, MD 21206

March 26, 2002

To Whom It May Concern:

We have been neighbors of Kenny Mayr, who resides at 5307 Kenwood Avenue for approximately 5-6 years. He has been a great neighbor who is always very willing to help out when needed. We have never had any type of problems with him and we have no problem at all with him collecting antique cars or working on his own cars. If you need any further information on this matter, please feel free to contact us at (410) 668-7486.

Sincerely,

*Leslie Dulaney Twele
William H. Dulaney, Jr.*

Leslie Dulaney Twele
William Henry Dulaney, Jr.
5304 Kenwood Avenue
Baltimore, MD 21206

KENNY

DENNIS

GARAGE



01-1896
OPEN
P.T.

PAINTING
ENGINE
SWAPS
BODY WORK
MOTOR
WORK
REARENDS

SUSPENSION
BRAKES
RESTORATION
PANELS
WELDED
INTERIORS

IF YOU DON'T SEE IT - ASK US
410-450-2560 PGR
MUSCLE CAR
SPECIALIST
ESPECIALLY GTO'S

Case Number 02-405-SP41

5/28/02

PLEASE PRINT LEGIBLY

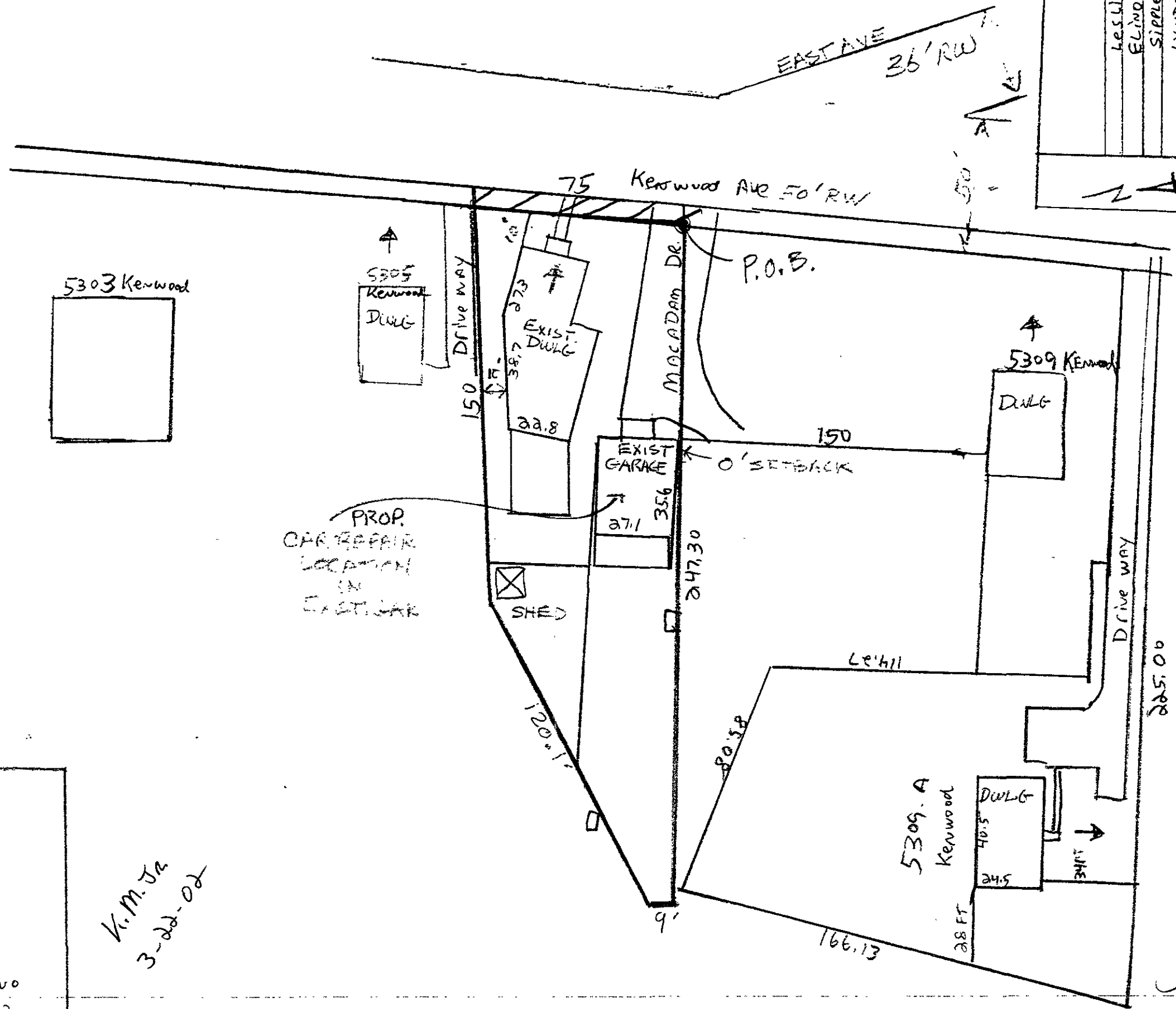
████████████████████ SIGN-IN SHEET

[illegible]

PETITION FOR ZONING - SPECIAL HEARING

PROPERTY ADDRESS: 5307 Kenwood Ave
SUBDIVISION NAME: CLIFFWOOD
PLAT BOOK # 8 FOLIO # 20 LOT # 31 SECTION # 14
OWNER: KENNETH G. MAYR JR.

GARDENS OF
FAITH CEMETERY



Vicinity Map
NTS

405

LOCATION INFORMATION	
SECTION DISTRICT - 14	
COUNCILMANIC DISTRICT - 6	
"200' SCALE MAP # NE 6E	
ZONING - DR. 5.5	
LOT SIZE .25 ACRES	
CHESAPEAKE BAY CRITICAL AREA	- NO
100 YR FLOOD PLAIN	- NO
HISTORIC PROPERTY	- NO

V.M. Jr
3-22-02

Pet. Ex. #1

405

MAPQUEST

5307 Kenwood Ave
Baltimore, MD
21206, US

SEND TO PRINTER

Back



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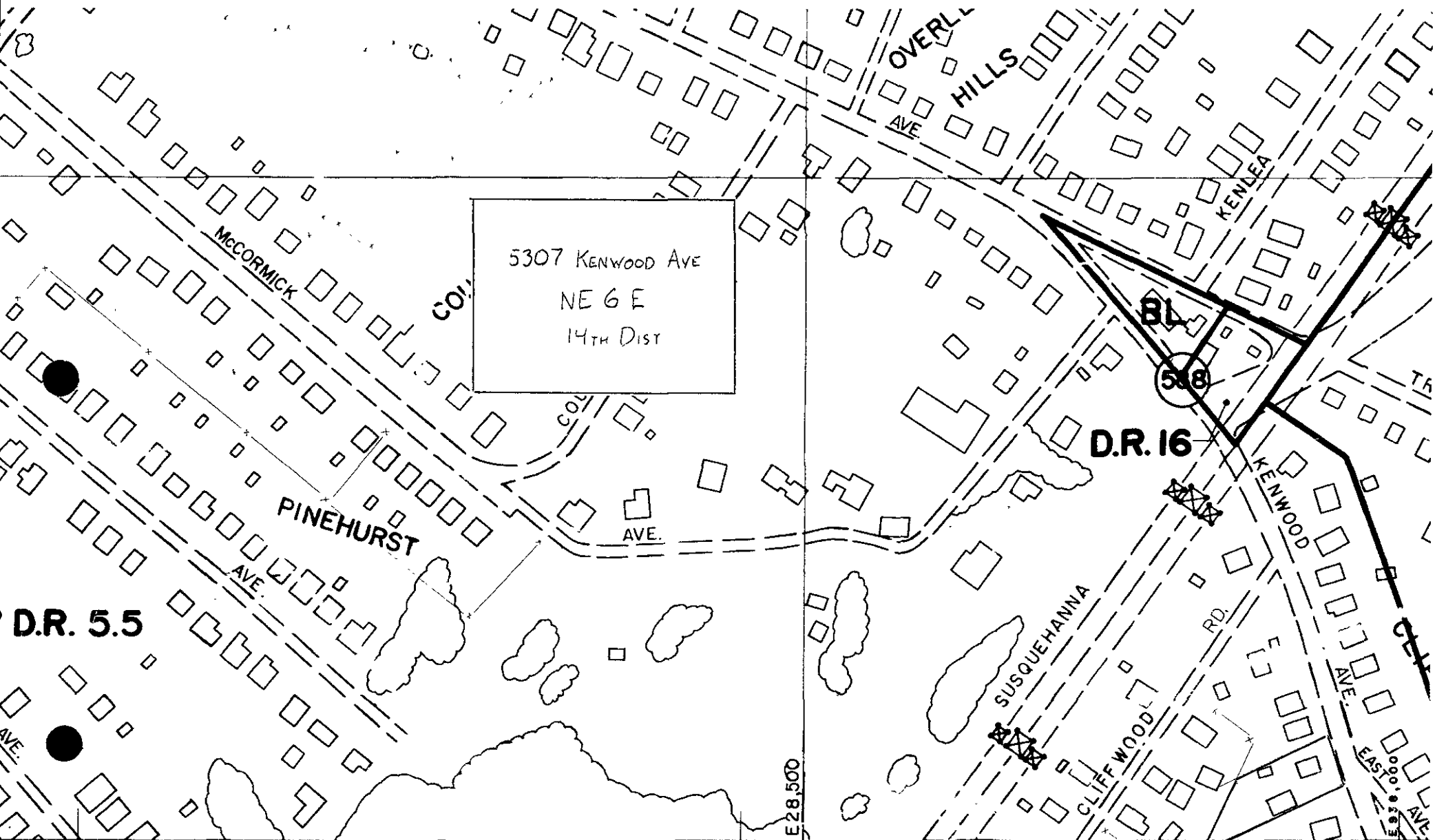
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COUNTY AND ZONING MAP

SCALE	LOCATION
1" = 200' ±	
DATE OF PHOTOGRAPHY JANUARY 1986	OVER #405

